

FARMINGTON CITY – CITY COUNCIL MINUTES

SEPTEMBER 15, 2020

REGULAR SESSION

Present: Mayor Jim Talbot; City Manager Shane Pace; City Councilmembers Brett Anderson, Scott Isaacson, Amy Shumway, and Rebecca Wayment; City Recorder Holly Gadd; Community Development Director Dave Petersen; Associate City Planner Meagan Booth; and Assistant City Manager/Economic Development Director Brigham Mellor.

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 4:00 p.m.

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

Mayor Talbot offered the invocation, and the Pledge of Allegiance was led by **Councilwoman Amy Shumway**.

NEW BUSINESS:

Purchase of property located at 572 N. 1525 W.

Assistant City Manager/Economic Development Director **Brigham Mellor** presented this item. As the City has received data from the Utah Department of Transportation (UDOT) on the traffic loads that will accompany the completion of the Shephard Lane interchange and the “mink farm interchange” on West Davis Corridor, it has become apparent that 1525 West will need to be widened substantially east of the D&RG. Without this new road alignment, the traffic will infiltrate and significantly impact the residential road system west of the D&RG trail. While drawings are still conceptual, it is apparent Parcel ID: 080600018 would be significantly impacted in any alignment scenario. Thus, the City decided to be proactive and mitigate that impact as soon as possible and considered several different options in consultation with the seller and the City Council.

This is to make way for the road in the business park, with Farmington City as the “buyer” and **Steven Gary Cox**, Trustee of the Steven Gary Cox Living Trust, dated October 24, 2019, as the “seller.” The parcel is to the south of **Deb Turpin**’s home. The City plans to keep the shed, with the intent to service the park to the south.

Under the terms of the agreement, **Cox** will be permitted to leave his property on site for 12 months’ rent free after the City takes ownership while he finds a new location for the personal property (cars needing restoration) he has located in and around the 1,200 square foot shed. **Cox** plans to lease the property for six months after that for \$150 per month. The City does not need the space between now and then. **Cox** may take the fence materials with him.

The State Ombudsman has provided direction on this item at the request of the City. The City has also agreed to contribute \$5,254 to assist **Cox** with relocation. The City plans to close on the property on February 1, 2021, so **Cox** can take full advantage of the tax benefits from the threat

of condemnation. He will have three years to put his money into something else. This is an “arm’s length transaction,” as the City is not forcing anyone from their property and **Cox** is voluntarily selling the property and shed to the City.

Motion:

Councilman Scott Isaacson moved to approve purchase of the property from Steven Gary Cox, as Trustee of the Steven Gary Cox Living Trust, and enter into the real estate purchase and sale agreement.

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including approval of minutes from August 18, 2020; Interlocal Agreement with Davis County for placement of a ballot drop box; Station Park North Subdivision plat amendment; Farmington Ranches Phases I Subdivision plat amendment; and Swain PUD Subdivision plat amendment.

Associate City Planner **Meagan Booth** commented that the Wendy’s will be on its own parcel, after required easements were worked out with Central Davis Sewer District. There will be a cross access easement between Wendy’s and Cabela’s. This was applied for back in 2019, and it took some time to work out the easement issues.

Motion:

Shumway moved to approve the Summary Action list items as noted in the staff report.

Councilman Brett Anderson seconded the motion. All Council members voted in favor, as there was no opposing vote.

GOVERNING BODY REPORTS:

City Manager Report

City Manager Shane Pace spoke about the renaming of streets as proposed by **Jeff Cook**. He said the whole written deal with Brighton Homes rests on the requirement of renaming that street Cook Lane on the north side of the proposed City Park. **Jeff Cook** said a number of Cooks lived in Farmington over the years. **Pace** compromised, suggesting the rename only from Station Parkway to Digital Drive. From Digital Drive on, the road’s name will be determined by the City and will likely be similar to the new park’s name.

Mellor said when land use approval was given, they were going to build town homes with a hotel across the street. Now the hotel portion is not going forward as originally planned, since the hotel developer has fallen out of contract after COVID hit. **Mellor** said that the City would likely not have approved the Brighton Homes part of the development without the hotel portion. Now **Cook** is requesting the street renaming when they aren’t willing to proceed with the hotel

portion of the deal. **Mellor** said that could be a reason not to approve the street rename. He said **Cook** plans nothing on the ground where the hotel was proposed. Once ground is removed from green belt, you can't do anything on that ground for four years without having to pay the penalty roll back taxes. That area is in the tax increment area, and the City was banking on collecting taxes from that property. He would like to ask **Cook** to continue with the original hotel portion proposed when land use approval was given.

Pace does not want to use the street name as leverage, and believes the City Attorney would not like that. **Mayor Talbot** is worried that in the absence of a hotel or office building, Brighton Homes will come in and want to build more townhomes than originally proposed. He said this new council approved everything based on the fact there would be a commercial use on the corner. He would like to get a meeting to find out why the family is resisting a hotel.

Pace said the City Council can go through the process to change the name of any road at any time. **Isaacson** said he does not want to use the street name as leverage, but wants help from the developer to try to get a hotel or commercial development on the property. **Mellor** suggested the City Park there be named Cook Park.

Pace said the City is two-thirds of the way done cleaning up the east side following the massive wind storm, and the west side is not as bad. Glover's Lane Park will be closed to clean-up efforts on Saturday. The Utah Department of Transportation (UDOT) has been giving 10 to 23 trucks every day. The National Guard has had eight trailers every day to help with the effort. Davis County provided three equipment operators every day. Farmington will go through one more sweep (a second) beginning Monday.

GIS Specialist **Dennis Allen** helped use an app to document all the damage as quickly as possible using photos and GIS locations. There were over 5,000 documented cases of property damage, downed trees and piles of debris which will help when federal funding is sought through the County. Employees from Public Works, Parks & Recreation, Police, Fire, and Community Development helped with the effort. Overtime was offered to all employees, some of whom worked 16-hour days to help. There has only been one minor accident that has occurred during the clean-up effort. In 2011, Farmington was reimbursed \$106,000 from the storm following \$200,000 in indirect expenditures. The City is documenting overtime hours and equipment use for this year's storm.

Councilwoman **Rebecca Wayment** arrived at the meeting.

The City Council participated in an Economic Development Tour of sites in the Salt Lake Valley. They viewed two South Jordan developments (SoJo Rail Stock and RiverPark) as well as the Cairns District in Sandy to see how they had developed over time. The field trip could give perspective on how to develop Farmington's North Station Business Park in the future.

ADJOURNMENT

Motion:

Wayment made a motion to adjourn the meeting. **Anderson** seconded the motion, which was unanimously approved.

Holly Gadd, Recorder